

ORDINANCE NO. 2681 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY OF GLENDALE, ARIZONA BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP ZMA-15, WHICH AMENDS THE ZONING ON SPECIFIC PROPERTIES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on June 22, 1993 the City of Glendale passed Ordinance No. 1772, New Series, adopting the Zoning Ordinance of the City of Glendale, Arizona which became effective on July 23, 1993; and

WHEREAS, on July 28, 1993 the City of Glendale passed Ordinance No. 1778, New Series, adopting the Official Zoning Map of the City of Glendale; and

WHEREAS, the City Council previously took individual actions by motion only to approve the Zoning Amendment Applications Listed in Section 1 below and which were consistent with all applicable considerations and requirements; and

WHEREAS, Section 3.807 of the Zoning Ordinance of the City of Glendale, Arizona requires that all amendments to the official zoning map be adopted by ordinance, and that the ordinance include a legal description of the affected property; and

WHEREAS, this ordinance will have the effect of ratifying prior Council action in the form of an ordinance and will not affect any subsequent actions taken concerning the individual properties.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That Appendix A (Zoning Ordinance of the City of Glendale, Arizona) is hereby amended by adopting Official Supplementary Zoning Map ZMA-15, which accompanies this ordinance and is declared a part hereof, thereby amending zoning on specific properties as follows:

1. Z-96-15. The property located at 17400 North 51st Avenue as shown on ZMA-15, Exhibit A, and as identified by the property legal description contained within Attachment 1, is hereby rezoned from BP to R1-8 PRD as approved by the City Council on September 24, 1996, subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
2. Z-98-34. The property located at 8160 West Union Hills Road as shown on ZMA-15, Exhibit B, and as identified by the property legal description contained within Attachment 2, is hereby rezoned from R1-6 PRD, C-2, and A-1 to C-2 as approved by the

City Council on April 27, 1999, subject to those stipulations and conditions as noted in the approved minutes of the City Council action.


3. Z-00-02. The property located at 6770 North 47th Avenue as shown on ZMA-15, Exhibit C, and as identified by the property legal description contained within Attachment 3, is hereby rezoned from C-2 to R-4 as approved by the City Council on May 8, 2001, subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
4. Z-01-02. The property located at 7533 North 75th Avenue as shown on ZMA-15, Exhibit D, and as identified by the property legal description contained within Attachment 4, is hereby rezoned from R1-6 to M-1 as approved by the City Council on May 29, 2001, subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
5. Z-01-14. The property located at 5701 West Paradise Lane as shown on ZMA-15, Exhibit E, and as identified by the property legal description contained within Attachment 5, is hereby rezoned from R1-6 to SR-17 PRD and SR-12 PRD as approved by the City Council on September 25, 2001, subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
6. Z-02-08. The property located at 5408 West Bell Road as shown on ZMA-15, Exhibit F, and as identified by the property legal description contained within Attachment 6, is hereby rezoned from BP to CSC as approved by the City Council on October 22, 2002, subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
7. Z-02-24. The property located at 17620 North 75th Avenue as shown on ZMA-15, Exhibit G, and as identified by the property legal description contained within Attachment 7, is hereby rezoned from PAD to PAD as approved by the City Council on March 25, 2003, subject to those stipulations and conditions as noted in the approved minutes of the City Council action.
8. ZON03-05. The property located at 6301 West Alice Avenue as shown on ZMA-15, Exhibit H, and as identified by the property legal description contained within Attachment 8, is hereby rezoned from R-2 PRD to R1-4 PRD as approved by the City Council on November 25, 2003, subject to those stipulations and conditions as noted in the approved minutes of the City Council action.

SECTION 2. That this ordinance and its provisions shall become effective thirty (30) days after adoption and approval by the Mayor and Council of the City of Glendale.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 14th day of April, 2009.


MAYOR

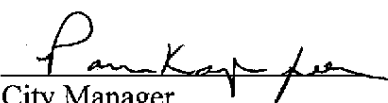
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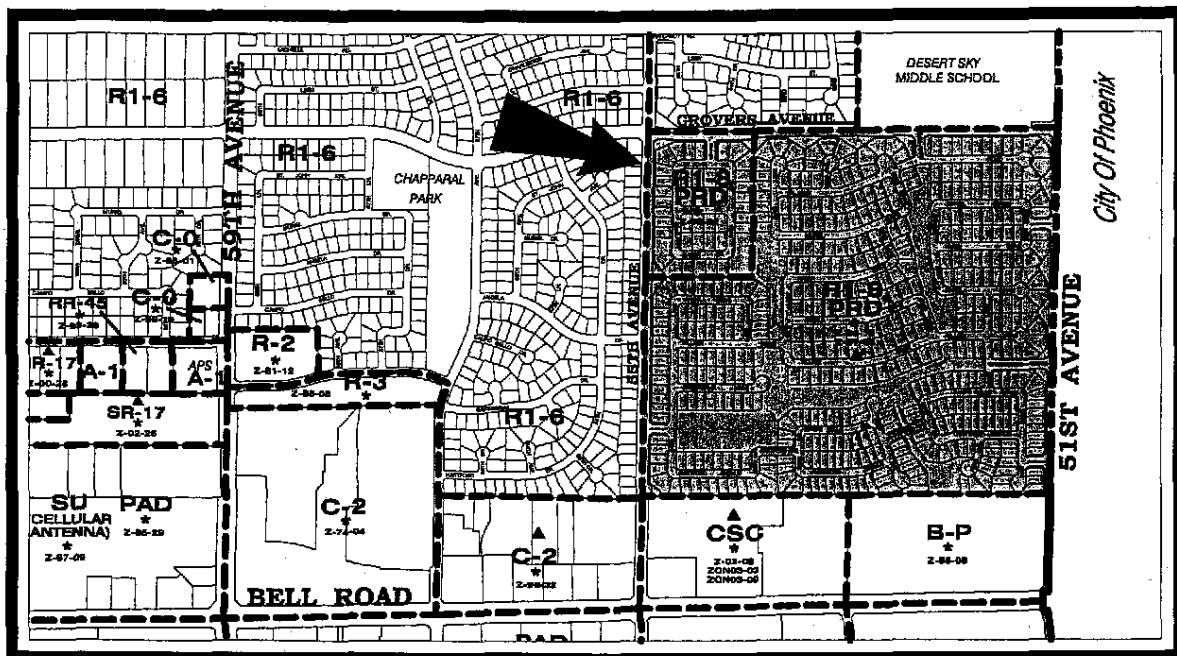

City Clerk (SEAL)



APPROVED AS TO FORM:

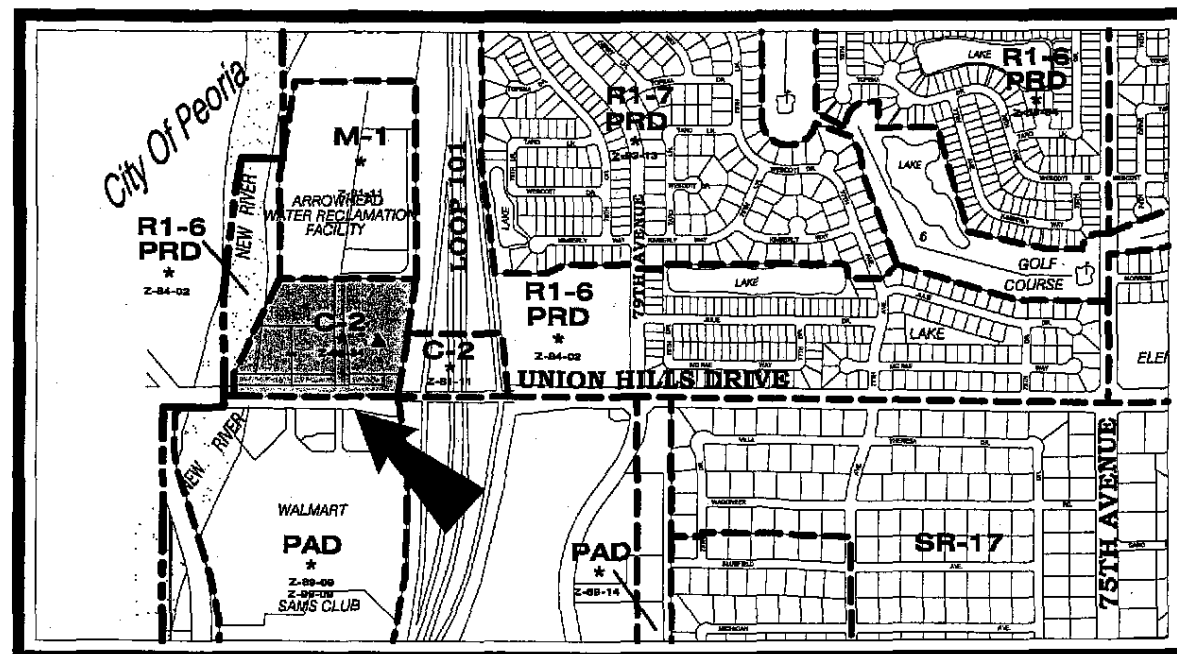

City Attorney


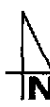
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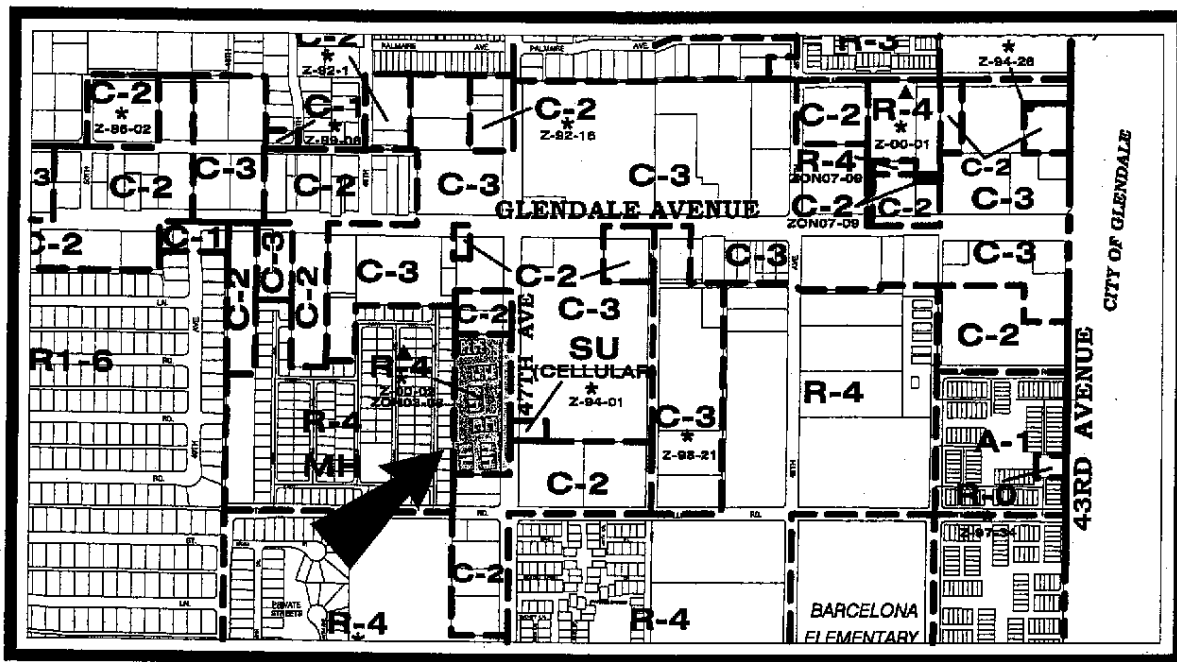

City Manager





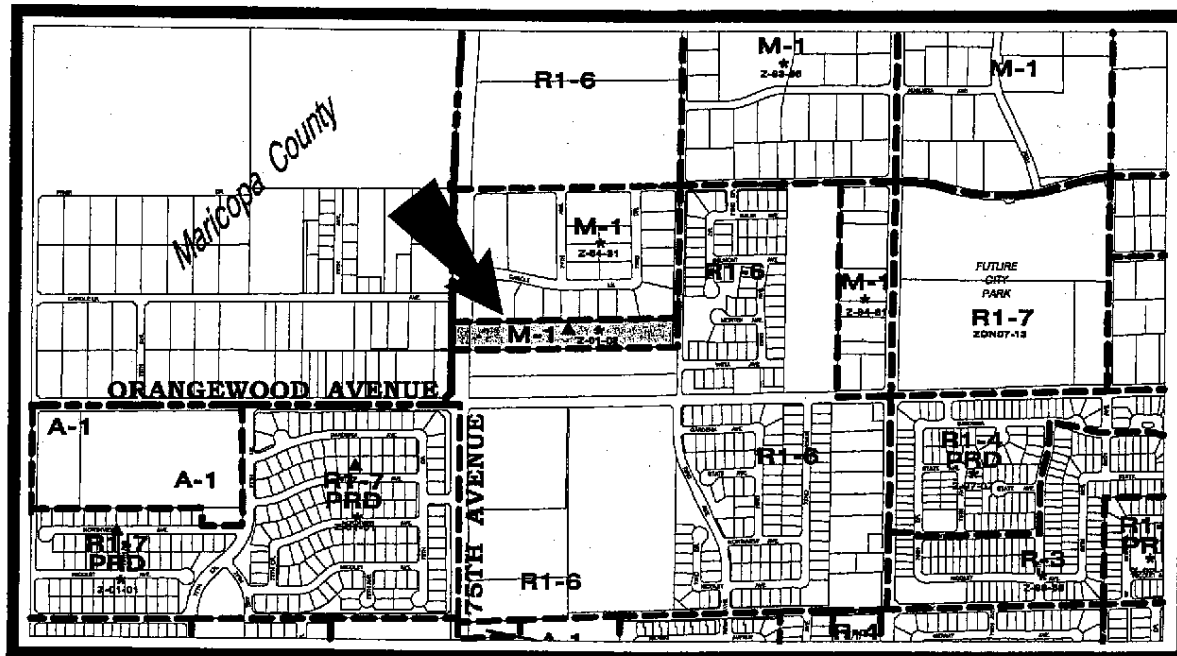
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|--|--|---|------------------|
|  GLENDALE | CASE NUMBER Z-96-15 |  N | EXHIBIT A |
| | LOCATION 17400 N. 51ST AVENUE | | |





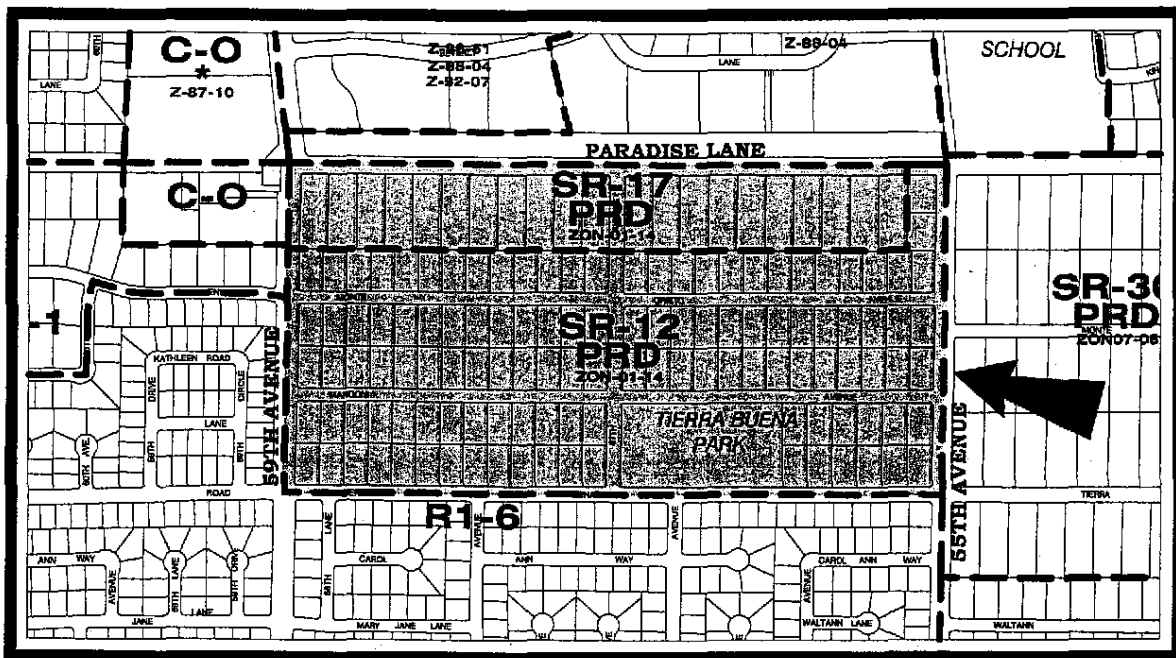
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|--|---|---|------------------|
|  GLENDALE | CASE NUMBER Z-98-34 |  N | EXHIBIT B |
| | LOCATION 8160 W. UNION HILLS DRIVE | | |



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|--|---|---|------------------|
|  GLENDALE | CASE NUMBER Z-00-02 |  N | EXHIBIT C |
| | LOCATION 6770 N. 47TH AVENUE | | |



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|--|---|---|------------------|
|  GLENDALE | CASE NUMBER Z-01-02 |  N | EXHIBIT D |
| | LOCATION 7533 N. 75TH AVENUE | | |



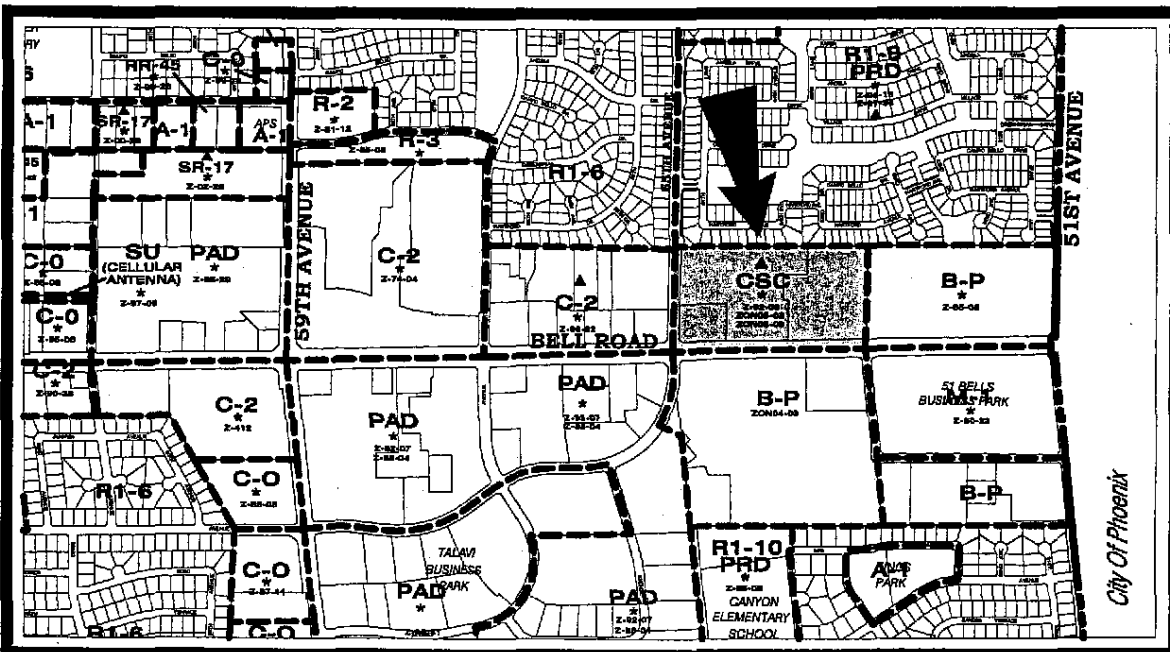
CASE NUMBER
Z-01-14



EXHIBIT E

LOCATION

5701 W. PARADISE LANE



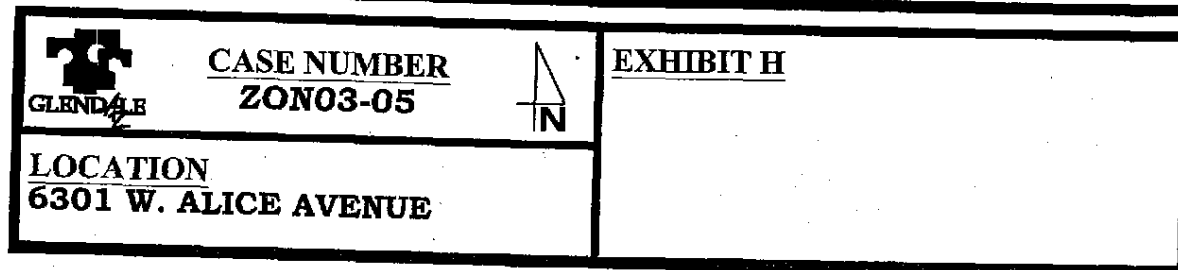
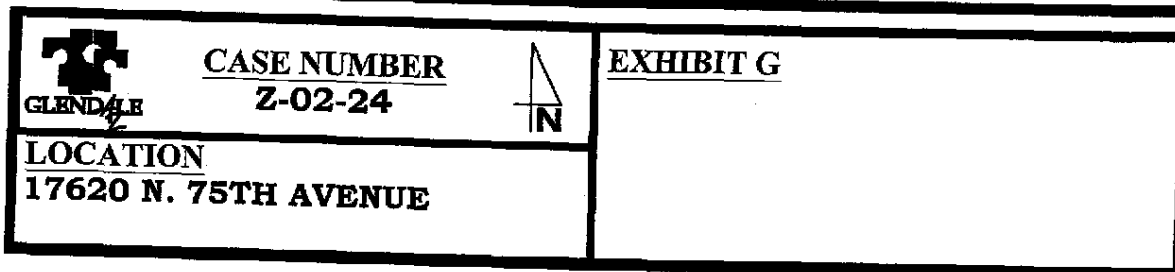
CASE NUMBER
Z-02-08



EXHIBIT F

LOCATION

5408 W. BELL ROAD



Legal Description for 17400 North 51st Avenue (Z-96-15)

The Touchstone subdivision, according to the plat of records in the office of the County Recorder of Maricopa County, Arizona, in Book 444 of Maps, Page 48.

Legal Description for 8160 West Union Hills Road (Z-98-34)

A parcel of land being a portion of the Southwest quarter of Section 26, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southwest corner of said Section 26;

Thence North 89 degrees 56 minutes 02 seconds East along the South line of said Section 26 a distance of 187.00 feet to a point;

Thence North 16 degrees 56 minutes 03 seconds East, leaving said South line, to a point on the East line of a parcel recorded in Document No. 90-270189, Maricopa County Recorder's Office, 55.00 feet North of said South line, a distance of 57.51 feet to a point;

Thence North 89 degrees 56 minutes 02 seconds East, parallel to and 55.00 North of said South line, a distance of 181.57 feet to a point;

Thence North 00 degrees 03 minutes 58 seconds West a distance of 70.00 feet to a point 125.00 feet North of the South line of said Section 26 and being the True Point of Beginning;

Thence North 24 degrees 59 minutes 07 seconds East a distance of 578.06 feet to the Southwest corner of a parcel recorded in Document 90-477021, Maricopa County Recorder's Office;

Thence North 89 degrees 39 minutes 11 seconds East, continuing along the South line of said parcel, a distance of 741.21 feet to a point;

Thence South 00 degrees 03 minutes 58 seconds East, to a point on the West right of way line of State Route 417, a distance of 169.85 feet;

Thence South 08 degrees 20 minutes 15 seconds West, along said West right of way line, leaving said Document line, to a point 125.00 feet North of the South line of said Section 26, a distance of 361.35 feet to a point;

Thence South 89 degrees 56 minutes 02 seconds West, leaving said West line and parallel to and 125.00 feet North of said South line, a distance of 933.16 feet to the True Point of Beginning.

Legal Description for 6770 North 47th Avenue (Z-00-02)

The Glendale Springs, a Condominium, according to the plat of records in the office of the County Recorder of Maricopa County, Arizona, in Book 621 of Maps, Page 37.

Legal Description for 7533 North 75th Avenue (Z-01-02)

The South half of the North half of the South half of the Southwest quarter of the Northwest quarter of Section 1, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona:

Except that part thereof, if any, lying within the North 25 acres of the Southwest quarter of the Northwest quarter of Section 1; and

The North half of the North half of the South half of the Southwest quarter of the Northwest quarter of Section 1, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Excepting there from any part of the above described property that lies within the Glendale Business Park, as shown on the plat thereof recorded in Book 279 of Maps, Page 25, in the Office of the County Recorder of Maricopa County, Arizona.

Legal Description for 5701 West Paradise Lane (Z-01-14)

The Sunburst Farms Twenty Three subdivision, according to the plat of records in the office of the County Recorder of Maricopa County, Arizona, in Book 160 of Maps, Page 29; and

The Sunburst Farms Twenty Four subdivision, according to the plat of records in the office of the County Recorder of Maricopa County, Arizona, in Book 161 of Maps, Page 5.

Legal Description for 5408 West Bell Road (Z-02-08)

A portion of Lot 2, of Section 32, Township 4 North, Range 2 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows;

Beginning at the Southwest corner of said Lot 2, also being the South quarter corner of said Section 32;

Thence North 01 degrees 20 minutes, 00 seconds East, along the west line of said Lot 2, a distance of 712.70 feet;

Thence South 89 degrees, 34 minutes, 43 seconds East, a distance of 1319.53 feet to a point on the east line of said Lot 2;

Thence South 01 degrees, 25 minutes, 18 seconds West, along said east line of Lot 2, a distance of 694.45 feet to the southeast corner of said Lot 2, also being a point on the south line of the southeast quarter of Section 32;

Thence South 89 degrees, 37 minutes, 39 seconds West, along said south line a distance of 1318.88 feet to the true point of beginning.

Legal Description for 17620 North 75th Avenue (Z-02-24)

That part of Parcel 7, as identified in the North Valley Specific Area Plan, as measured by beginning at the corner of St. John Road and 75th Avenue, due west approximately 509 feet to the corner of the Mall Ring Road Access drive, due south approximately 278 feet, due east approximately 509 feet, due north along the west side of 75th Avenue approximately 278 feet to the point of beginning.

Legal Description for 6301 West Alice Avenue (ZON03-05)

The Tarrington Place subdivision, according to the plat of records in the office of the County Recorder of Maricopa County, Arizona, in Book 693 of Maps, page 22.